

## MEMORANDUM

**To:** City Planning Commission, Committee of the Whole  
**Prepared By:** Shanna Sether, Principal City Planner, (612) 673-2307  
**Date:** December 12, 2020  
**Subject:** 2<sup>nd</sup> and Lowry, 125 Lowry Ave NE and 2512 2<sup>nd</sup> St NE

### SITE DATA

<b>Existing Zoning</b>	I2 Medium Industrial District
<b>Lot Area</b>	43,363 square feet / .995 acres
<b>Ward(s)</b>	1
<b>Neighborhood(s)</b>	Marshall Terrace, adjacent to Bottineau
<b>Future Land Use</b>	Corridor Mixed Use
<b>Goods and Services Corridor</b>	Lowry Ave NE
<b>Built Form</b>	Corridor 6

### SITE DESCRIPTION

The subject property is located at the northwest corner of Lowry Ave NE and 2<sup>nd</sup> St NE. The property is just under one acre in area and there are two existing commercial buildings. Both properties are zoned I2 Medium Industrial District.



## PROJECT DESCRIPTION

The applicant is proposing a new six-story residential building with 190 dwelling units. The applicant is proposing a combination of studio, alcove, one- and two-bedroom units. There would be seven townhouse-style walk-up units along 2<sup>nd</sup> St NE. Residential amenities including a fitness room, co-working space and lobby would be located on the first floor along Lowry Ave NE, a Goods and Services Corridor. Parking would be provided on the first floor and in one level underground. The proposed exterior would consist of brick, metal panel and cementitious panel.

The proposed building would have a floor area ratio (FAR) of 4.29. The built form designation for the property is Corridor 6; the corresponding built form overlay district, BFC6, is proposed to have a maximum FAR of 3.4. The applicant is proposing to apply for two FAR premiums, which would increase the maximum FAR by 0.65 for each bonus. The first bonus proposed is compliance with the Inclusionary Zoning requirements by providing a minimum of 16 rental dwelling units at or below 60% AMI. The applicant is also seeking a FAR bonus for environmental sustainability. If both bonuses are applied, the maximum FAR will increase to 4.7.

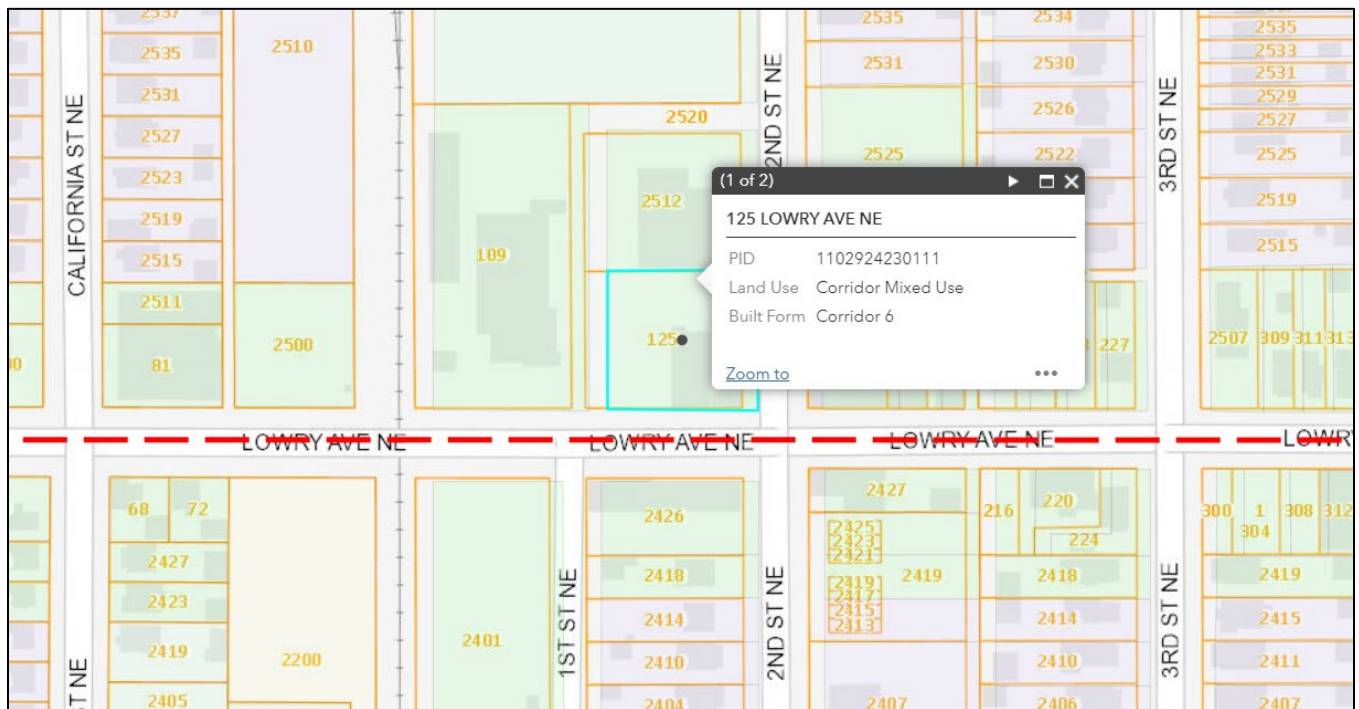
## APPLICATIONS

Based on staff's preliminary review, the following land use applications have been identified:

1. Petition to rezone the property to allow for residential uses.
2. Site plan review.

Additional applications may be required, depending on the plans that the applicant formally submits.

## APPLICABLE POLICIES



The following policies from the comprehensive plan, *Minneapolis 2040* (2020), apply to future development on this site:

<b>Future Land Use</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Corridor Mixed Use</b>	Corridor Mixed Use serves a larger market area than Neighborhood Mixed Use, and may have multiple competing uses of the same type. Commercial zoning is appropriate, mixed use multi story development is encouraged, and contiguous expansion of commercial zoning is allowed.	The subject property is zoned I2 Medium Industrial District. The applicant will be seeking a rezoning to permit residential uses. Generally, rezoning to add the IL Industrial Living Overlay or rezoning to the C2 Corridor Commercial District or C3A Community Activity Center District would be supported. Adding the IL Overlay would permit limited retail uses and residential uses with a conditional use permit. Commercial zoning would allow greater flexibility for land uses supported along a Goods and Services Corridor.
<b>Goods and Services Corridor</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Lowry Ave NE</b>	Goods and Services Corridors serve two purposes: 1) To indicate where commercial uses should front in relation to properties guided for commercial future land uses, and 2) In addition to the guidance for the mixed use land use categories found in this section, Goods and Services Corridors identify where the establishment or expansion of commercial uses can be considered. Properties immediately adjacent to a Goods and Services Corridor may be considered for commercial activity, allowing for uses similar in scale and scope to the Neighborhood and Corridor Mixed Use categories.	The future land use designation is Corridor Mixed Use which encourages but does not require commercial uses. Additionally, Lowry Ave NE is a Goods and Services Corridor. The applicant is not proposing any commercial or retail uses within the building.
<b>Built Form</b>	<b>Guidance</b>	<b>Staff Comment</b>
<b>Corridor 6</b>	New and remodeled buildings in the Corridor 6 district should reflect a variety of building types on both moderate and large sized lots. Building heights should be 2 to 6 stories. Building heights should be at least 2 stories in order to best take advantage of	The proposed building is six stories in height.

	the access to transit, jobs, and goods and services provided by the Corridor 6 district. Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals.	
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## FEEDBACK REQUESTED

Staff is requesting feedback on the following items:

1. The property requires rezoning to allow for residential uses. The future land use designation for the property is Corridor Mixed Use. Generally, rezoning to add the IL Industrial Living Overlay or rezoning to the C2 Corridor Commercial District or C3A Community Activity Center District would be supported. Adding the IL Overlay would permit limited retail uses and residential uses with a conditional use permit. Commercial zoning would allow greater flexibility for land uses supported along a Goods and Services Corridor.
2. The future land use designation is Corridor Mixed Use which encourages but does not require commercial uses. Additionally, Lowry Ave NE is a Goods and Services Corridor. The applicant is not proposing any commercial or retail uses within the building. Staff is seeking feedback whether ground-floor commercial or retail should be provided.
3. The alley and north elevation have expansive blank walls. Staff is looking for feedback on mitigation techniques given the adjacent medium industrial zoning.



# 125 NE LOWRY AVE

## MINNEAPOLIS, MN

# COMMITTEE OF THE WHOLE

### Design Narrative

The Lowry & 2nd project is proposed to be a 190 unit, six story apartment building. This project conforms with the requirements of the proposed Corridor 6 Built Form zoning code and aligns with the goals of the Minneapolis 2040 Plan. Corridor 6 has a max FAR of 3.0 which can be increased with premiums/ bonuses (.65 FAR per bonus with a max of 3 bonuses). This project will pursue two bonuses, Affordable Housing and Environmental Sustainability, to increase the max FAR to 4.3. The proposed FAR for this proposal is 4.29. The lower level and first floor will be concrete and metal stud construction. The concrete podium will include 7 walk-up townhome units and approximately 150 parking stalls. The 5 stories above will be constructed of wood framing.

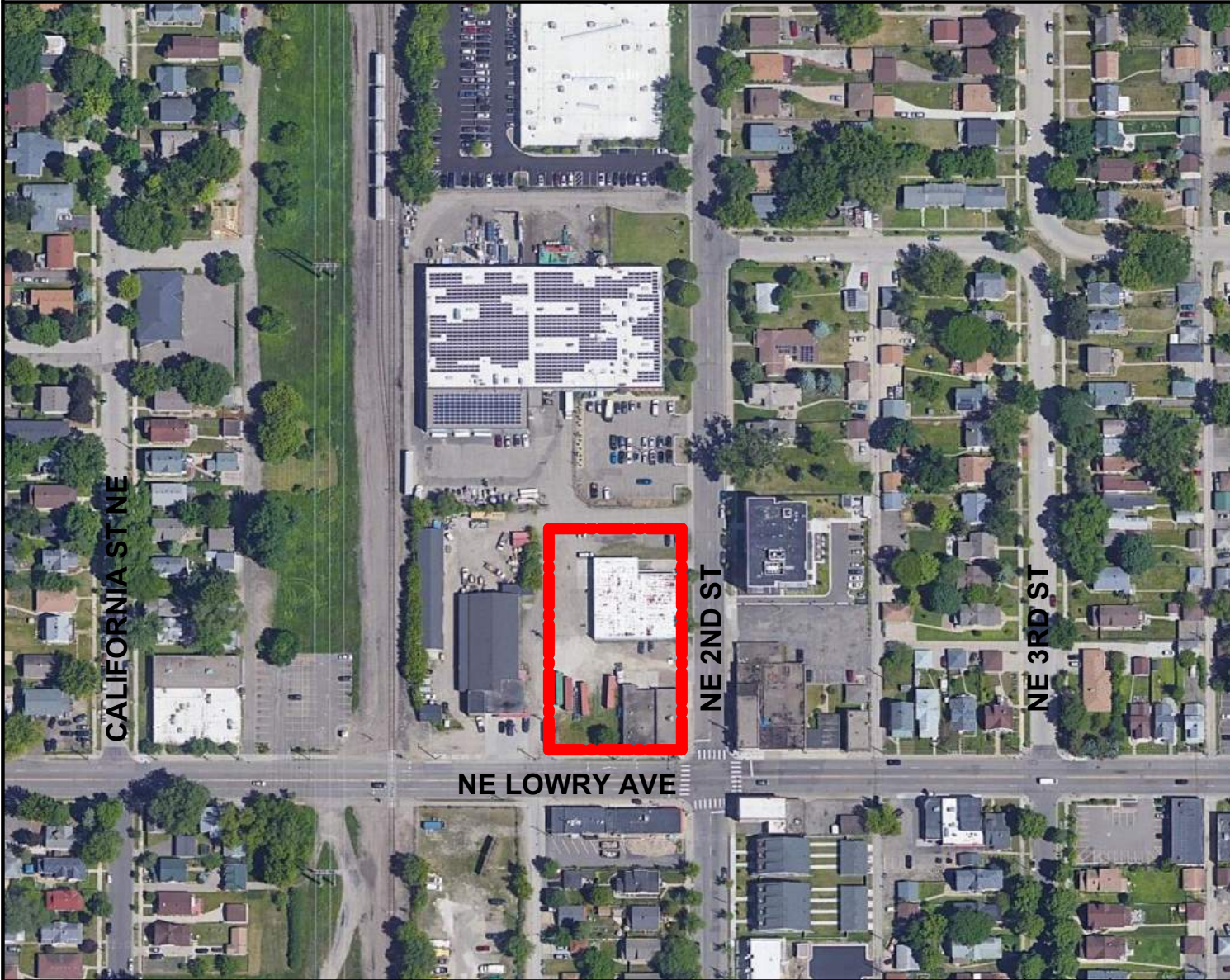
The subject site is comprised of 2 parcels located 125 NE Lowry Ave (PID# - 1102924230111), and 2512 2nd St NE (PID# - 1102924230110). Combined the site is .995 Acres. The site is comprised of two aging single story commercial buildings, which will be demolished.

The building will contain a mix of studio, alcove, 1 and 2 bedroom apartments, and 1 bedroom walk-up townhomes with active gathering spaces for residents and guests located on the first and second levels of the building. Amenities throughout the building will include: lobby/clubroom, co-working space, entertainment suite, fitness suite, outdoor pool, grilling stations, outdoor fire pit, and area for other outdoor activities.

This unique location presents the challenge of designing a project that is responsive to all the neighboring uses while still furthering the overall development goals of the City. The site is bordered by light industrial uses to the north and west (Fulton Brewing and Western Waterproofing Company, respectively), potential restaurant redevelopments to the east and south, and a mix of industrial and residential in the greater neighborhood. The proposed project fits, both visually and in terms of use, massing and density, and addresses the goals of the 2040 plan.

To compliment the surrounding neighborhood character, the building uses a mix of brick, metal panel, and cementitious panel for the exterior cladding. The form blends influences from the industrial heritage of the neighborhood and contemporary Scandinavian design, with clean lines and simple use of materials. The primary corners are defined by standing seam, rust colored cementitious and metal panel to mimic the look of cor-ten steel. The seams create shadow lines and give energy to the subdued form. The rest of the exterior uses a combination of white and black cementitious panel. The high contrast adds depth and vitality to the design without using too many materials. The streetscape has defined areas on the building exterior for commissioned local street art to support local artists and build a greater connection with the neighborhood.

### Site Map



### Project Team

**Owner/Developer:**  
Perkins Levin Development  
2817 Girard Ave S  
Unit 100  
Minneapolis, MN 55408  
Ph: 612-353-4500

**Contractor:**  
Doran Construction Company, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
Ph: 612-288-2000

**Architect:**  
Doran Architects, LLC  
7803 Glenroy Road  
Bloomington, MN 55349  
Ph: 612-288-2000

**Civil:**  
Alliant Engineering, Inc.  
733 S Marquette Ave UNIT 700,  
Minneapolis, MN 55402  
Ph: 612-758-3080

**Structural:**  
BKBM Engineers  
5930 Brooklyn Boulevard  
Minneapolis, MN 55429  
PH: 763-843-0420

**Landscape:**  
Alliant Engineering, Inc.  
733 S Marquette Ave UNIT 700,  
Minneapolis, MN 55402  
Ph: 612-758-3080

### PROPOSED LAND USE

**SITE INFORMATION**

LOT AREA: 43,363 SF  
.995 ACRES

CURRENT ZONE: I-2

FUTURE ZONING BUILT FORM (2040 PLAN):  
CORRIDOR 6  
MAX F.A.R. : 3.0  
MAX F.A.R. (w/ 2 BONUSES): 4.3  
.65 FAR PER BONUS

PROPOSED PROJECT FLOOR AREA RATIO: 4.29  
168,263 SF/ 43,363 SF = 4.295

BUILDING HEIGHT LIMIT 85'-0"  
PROPOSED: 68'-6" T.O. STRUCT

UNITS PER ACRE (PROPOSED): 190.8

PARKING COUNT

PROPOSED	
LEVEL 1	99 STALLS
LEVEL P1	51 STALLS
TOTAL	150 STALLS
RATIO	0.79 STALLS PER UNIT 0.67 STALLS PER BED

### Sheet Index

SHEET NUMBER	SHEET NAME
T 1.0	COVER SHEET
A 1.0	SITE PLAN
A 1.1	SITE PHOTOS
A 2.0	LEVEL P1 & L1 PLAN
A 2.1	LEVEL L2 & L3 PLAN
A 2.2	LEVEL L4, L5, L6 PLAN
A 3.1	BUILDING ELEVATIONS
A 3.2	BUILDING ELEVATIONS
A 3.4	SW PERSPECTIVE
A 3.5	EAST PERSPECTIVE
A 3.6	SE PERSPECTIVE

### BUILDING INFORMATION

CONSTRUCTION TYPE IA PODIUM  
IIIA ABOVE PODIUM  
(w/ AUTOMATIC SPRINKLER  
SYSTEM PER 2018 MNSBC -  
CHAPTER 9)

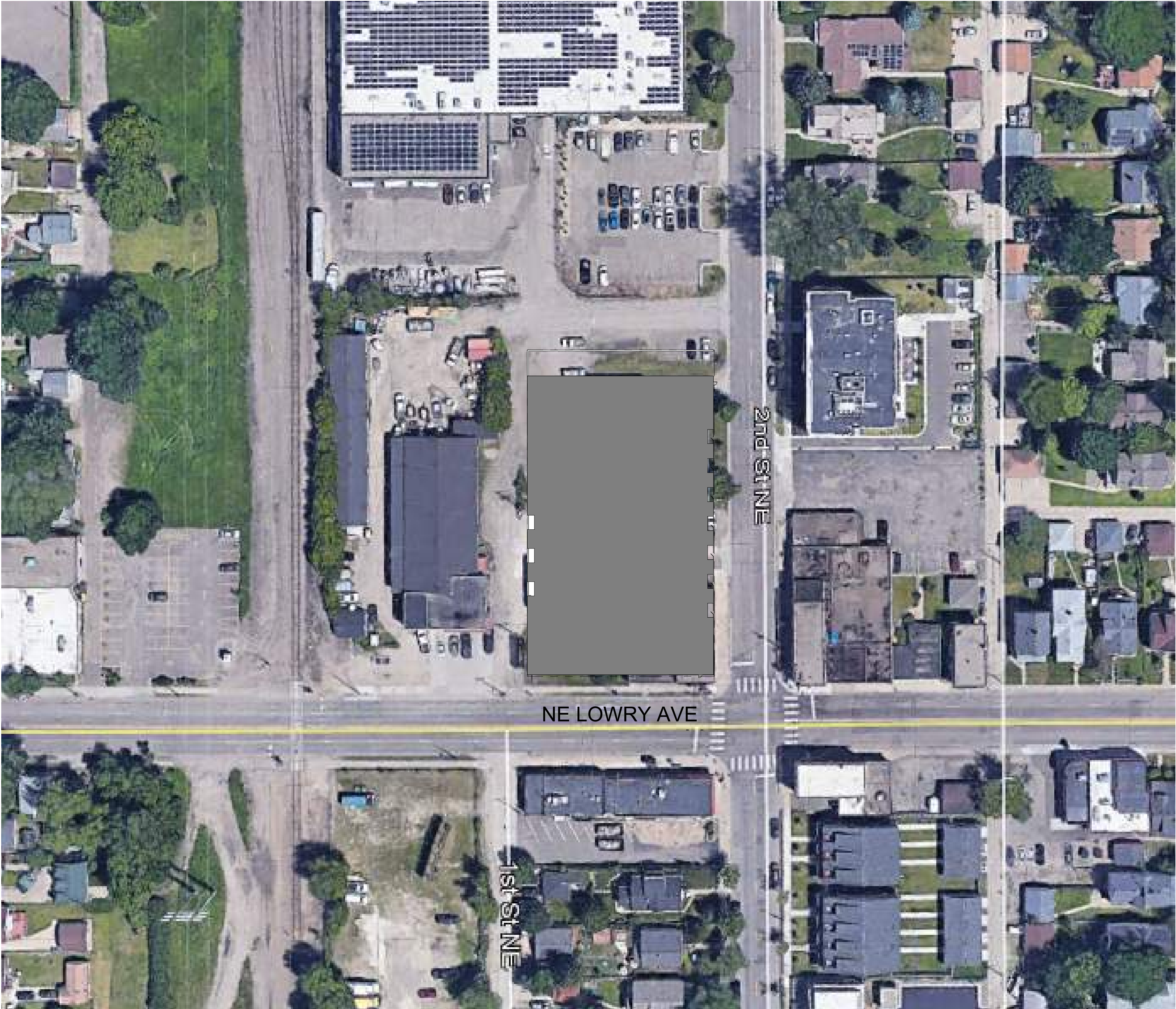
Unit Type	#	Beds	%
Alcove	42	42	22.1%
Studio	34	34	17.9%
1 Bedroom	76	76	40.0%
1 + Bedroom	8	8	4.2%
2 Bedroom	30	60	15.8%
3 Bedroom	0	0	0.0%
Total Units	190	220	

Gross Floor Areas												GRAND TOTAL:	225,395 SF
	PODIUM				Low-Rise							Project Total (Less Parking)	
	P1	Level 1	Totals	Effic.	Level 2	Level 3	Level 4	Level 5	Level 6	Totals	Effic.	Total SF	Effic.
Units	-	5,216	5,216	7%	24,188	25,973	25,973	25,973	25,973	128,080	87%	133,296	77%
Amenities	-	7,201	7,201	9%	1,137	-	-	-	-	1,137	1%	8,338	5%
Commons	39,132	26,642	65,774	84%	4,116	3,468	3,468	3,468	3,468	17,987	12%	31,212	18%
Total	39,132	39,059	78,191		29,441	29,441	29,441	29,441	29,441	147,204		172,846	

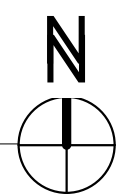


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① SITE PLAN  
1" = 50'-0"







NE LOWRY AVE AND NE 2ND ST - LOOKING NW



NE LOWRY AVE AND NE 2ND ST - LOOKING NE



NE LOWRY AVE AND NE 2ND ST - LOOKING SW



NE 2ND ST - LOOKING SOUTH



NE LOWRY AVE AND NE 2ND ST - LOOKING SE



NE LOWRY AVE AND NE 2ND ST - LOOKING EAST



PROJECT SITE - LOOKING NE



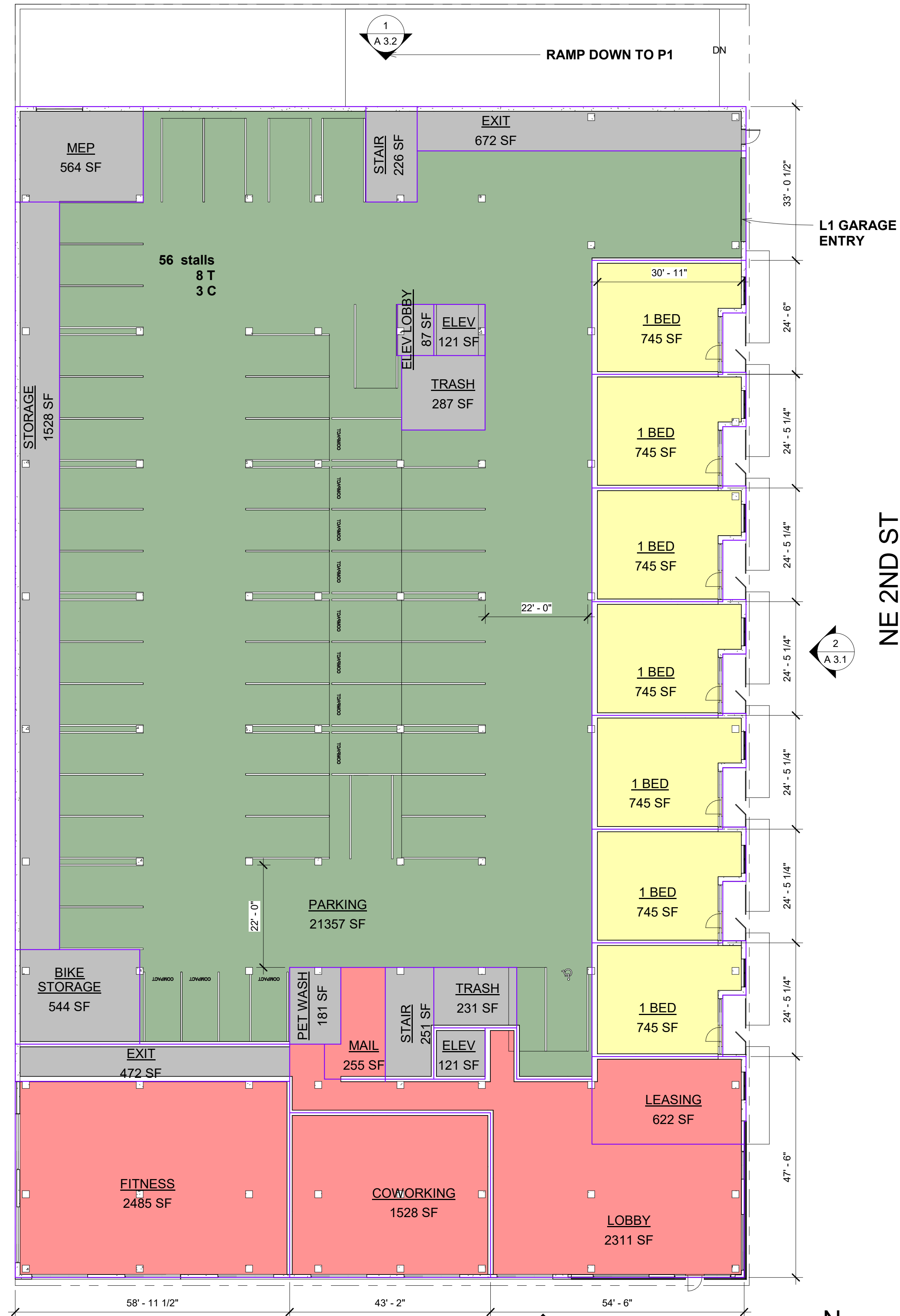
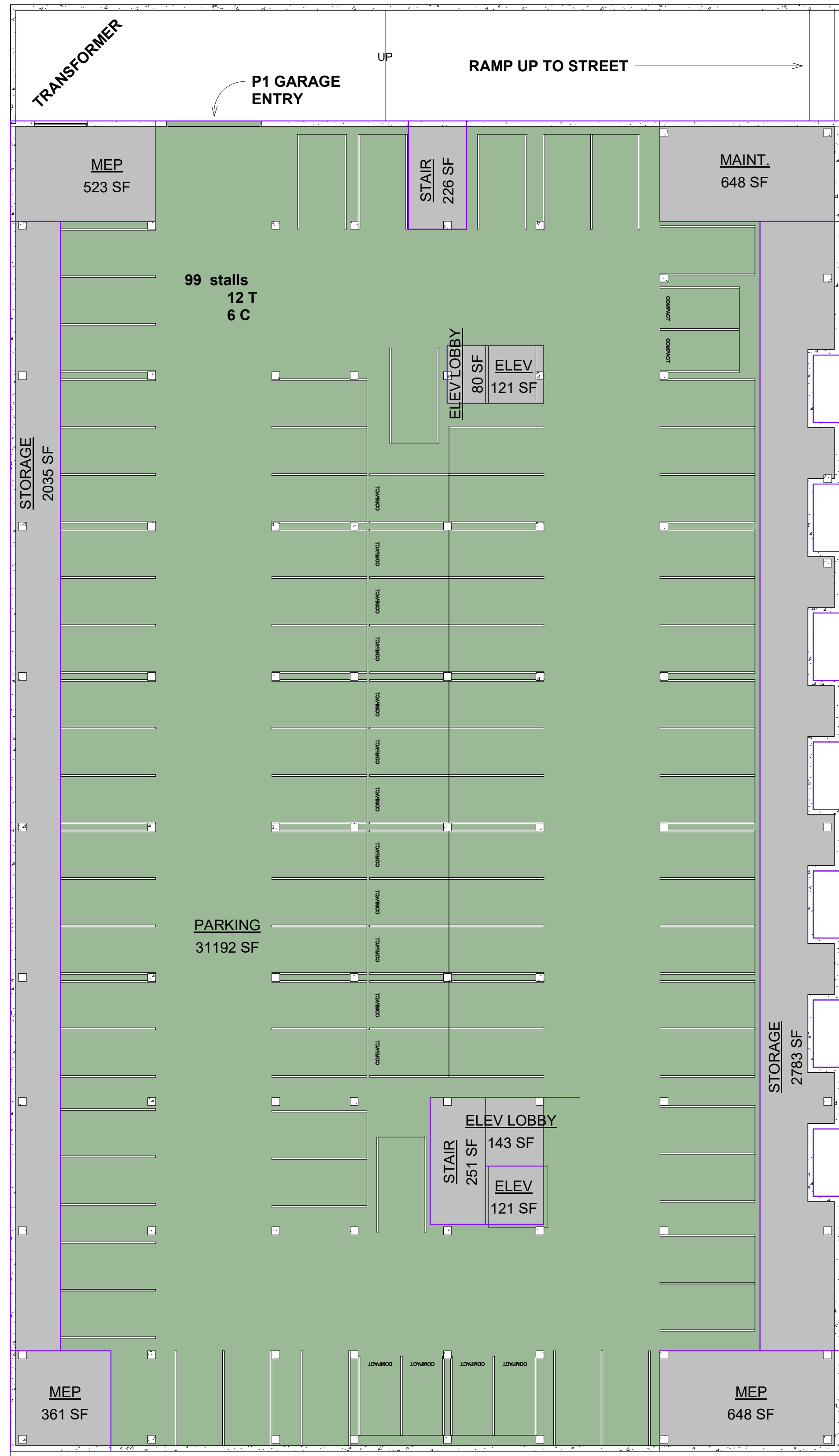
NE LOWRY AVE - LOOKING SE - SOUTH OF PROJECT SITE



PROPERTY EAST OF PROJECT SITE

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## BUILDING AREA LEGEND

- 1 BED
- BIKE STORAGE
- COWORKING
- ELEV
- ELEV LOBBY
- EXIT
- FITNESS
- LEASING
- LOBBY
- MAIL
- MEP
- PARKING
- PET WASH
- STAIR
- STORAGE
- TRASH

① 00-P1-FLOOR PLAN  
1/16" = 1'-0"

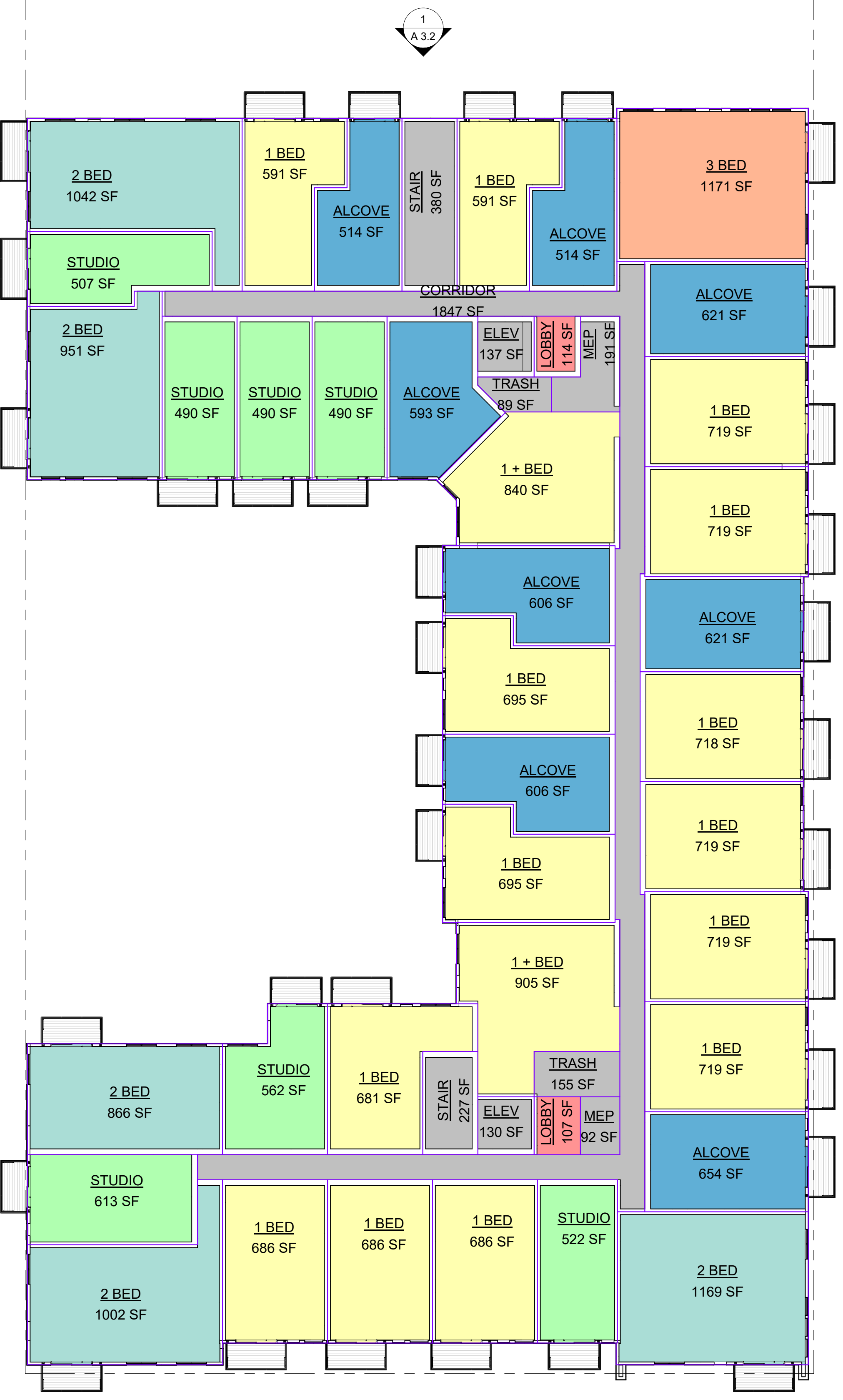
② 01-L1-FLOOR PLAN  
1/16" = 1'-0"





① 02-L2-FLOOR PLAN  
1/16" = 1'-0"

NE 2ND ST



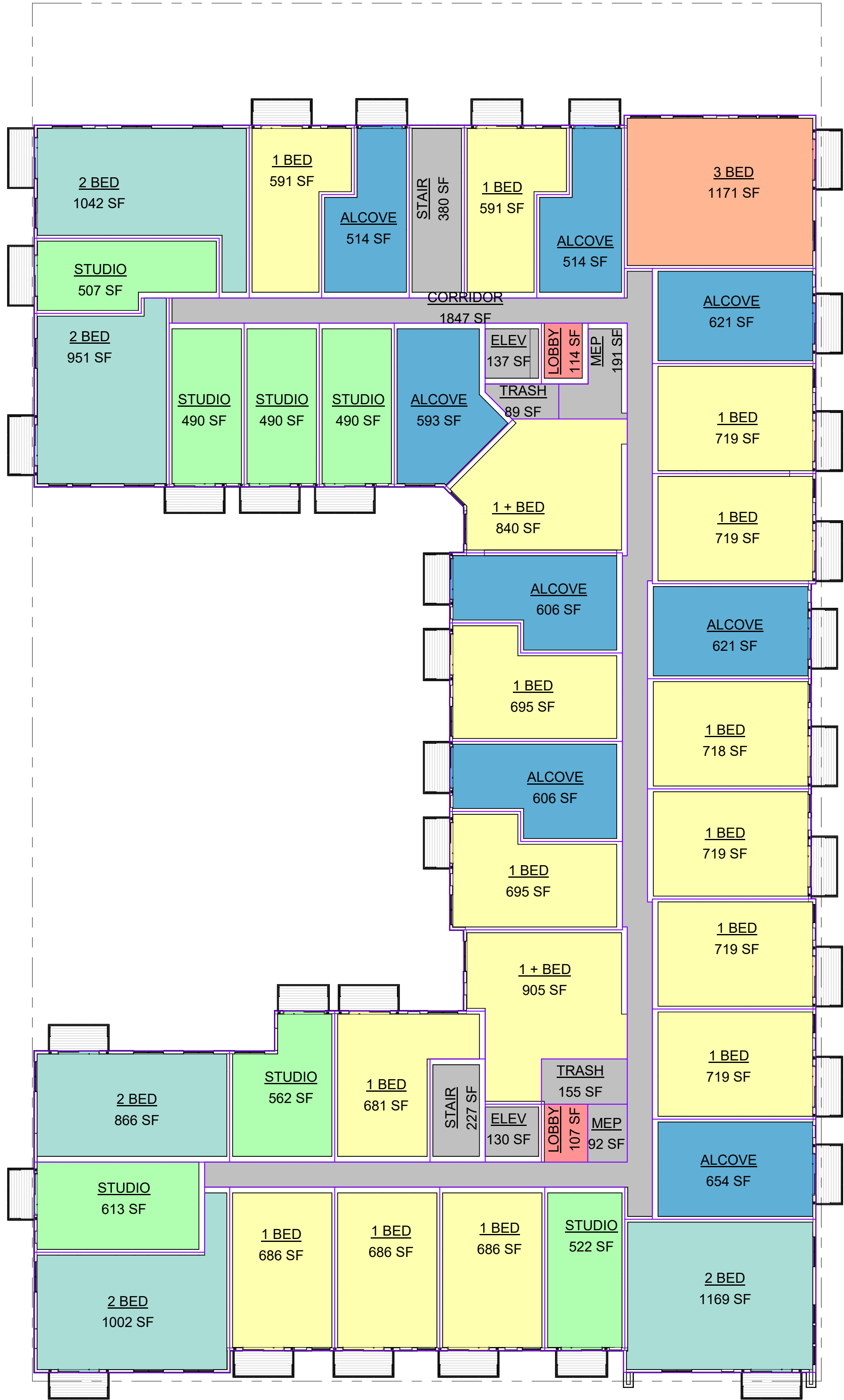
② 03-L3-FLOOR PLAN  
1/16" = 1'-0"

### BUILDING AREA LEGEND

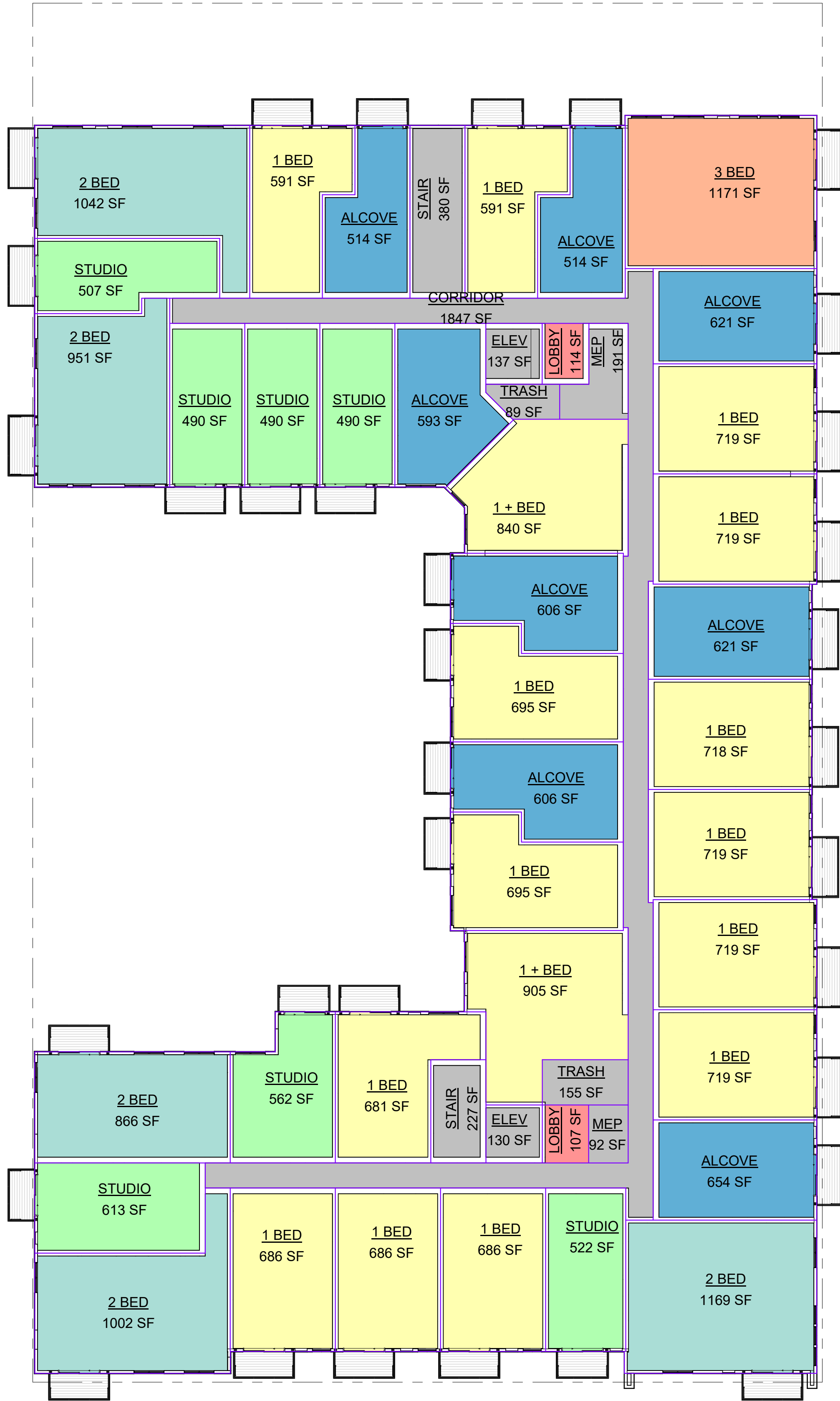
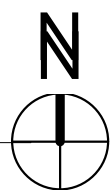
- 1 BED
- 2 BED
- 3 BED
- ALCOVE
- CORRIDOR
- ELEV
- ENT. SUITE
- LOBBY
- MEP
- STUDIO
- STAIR
- TOILET
- TRASH

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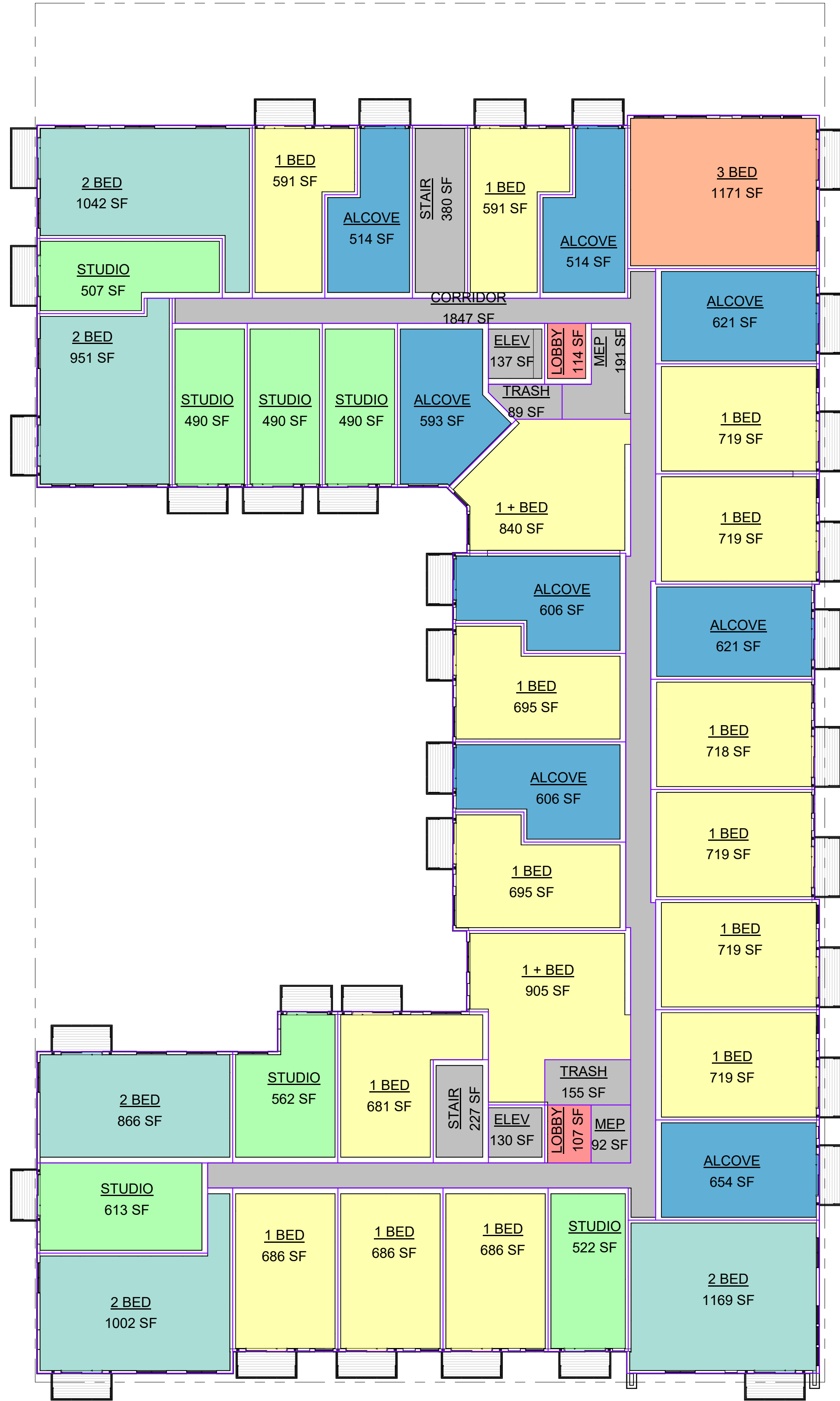
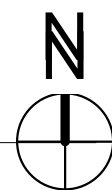




① 04-L4-FLOOR PLAN  
1/16" = 1'-0"



② 05-L5-FLOOR PLAN  
1/16" = 1'-0"



③ 06-L6-FLOOR PLAN  
1/16" = 1'-0"



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EXTERIOR ELEVATION KEYNOTES	
① FACE BRICK - STACK BOND	⑤ MTL DOOR, PAINT TO MATCH ADJACENT FINISH
③A ACM PANEL - DARK GREY	⑦ MECHANICAL LOUVER, MATCH COLOR TO ADJACENT MATERIAL
③B METAL PANEL, FIRESTONE UNA-CLAD UC-4, VERTICAL SEAMS (COR-TEN AZP)	⑧ OVERHEAD SECTIONAL DOOR
③C METAL PANEL, FIRESTONE UNA-CLAD UC-4, HORIZONTAL SEAMS (COR-TEN AZP)	⑨ PREFABRICATED ALUMINUM BALCONY - WIRE MESH RAILINGS
③D METAL FLASHING - BLACK	⑩ ALUMINUM SUN SHADE
③E METAL FLASHING - WHITE	⑪ GALVANIZED METAL CANOPY
④A CEMENTITIOUS PANELS - SMOOTH FINISH - HARDIE TWO TONE GRAY MIX	⑫ SPACE FOR COMMISSIONED LOCAL STREET ART
④B CEMENTITIOUS PANELS - SMOOTH FINISH - HARDIE "ARCTIC WHITE", OR EQUAL	⑮ BUILDING SIGNAGE

① SOUTH ELEVATION  
3/32" = 1'-0"



② EAST ELEVATION  
3/32" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES	
① FACE BRICK - STACK BOND	⑤ MTL DOOR, PAINT TO MATCH ADJACENT FINISH
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① NORTH ELEVATION  
3/32" = 1'-0"



② WEST ELEVATION  
3/32" = 1'-0"

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